

District II Advisory Board Minutes

October 6, 2008

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. CM Schlapp was in attendance, (9) board members attended, (3) staff and approximately (2) citizen were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Joe Johnson
Max Weddle
David Mollhagen
Daryl Crotts
Sarah Devries
Phil Ryan
Tim Goodpasture
Brian Carduff
Nick Pompeo

Aaron Mayes
Marty Weeks
Larry Frutiger
Allison Wegner – Youth Member

Staff Present

Antione Sherfield- Neighborhood Assistant
Wichita Fire Department – Station No. 9
Officer Lowe-Wichita Police Department
Bradd Snapp – Housing Department
Darren Moore- WPD

Guests

Listed below

Members Absent

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m. DAB members did introductions. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. She advised that Chairman Joe Johnson runs the meeting as she likes to get feedback from her board on issues brought before them and feels that this is the best manner to receive that information.

APPROVAL OF MINUTES AND AGENDA

- September minutes approved (9-0)
- October agenda approved (9-0)

PUBLIC AGENDA

1. Off-Agenda Items

No items submitted.

2. Overview of the WPD Professional Standards Bureau

Darren Moore, Captain/Commander, provided information on how to file a complaint or compliment in reference to the actions of the WPD employees. Mr. Moore stated that he works directly under the Chief of Police and is responsible for administrative investigations. The major function of the office is to conduct investigations in relation to reports of Officer mis-conduct. Investigations are conducted very similar to criminal cases. One of the goals of the Professional Standards Bureau this year was to present information at all DAB's and provide presentations at Neighborhood Association meetings. Mr. Moore also stated that the office is also attempting to encourage citizens to provide input to the office especially when Officers are doing a good job in the field.

Lastly, Mr. Moore detailed how to file a complaint/compliment. You can make reports at any local sub-station, call the office direct, email the office, or send a letter to the office.

Darryl Crotts, DAB Member, asked how the Board was made up.

Mr. Moore, stated that the Board is made up of four commissioned members and one clerical person.

Recommended Action: Receive and file

STAFF REPORT

3. Community Police Report

Officer Lowe, provided information pertaining to current crime trends in District II. Officer Lowe stated they are on the watch for mail theft as the Holiday season is approaching. He encouraged as this activity will pickup in December. He stated that there have been 203 auto thefts in Beat 39 alone. The most thefts are occurring within the parameters of Central/13th Street and Woodlawn/ Webb Road. He stated that logos and loud systems draw a lot of attention to vehicles. He reported that burglaries are down overall but reminded everyone to keep garages shut when not using space.

Recommended Action: Receive and file

4. Community Fire Report

Fire Station No. 09, provided information pertaining to Fire Service calls in District II. The report stated that out of (23) fires investigated, only (1) was in District II. The fire investigated was at the J.C. Penny's Department Store located inside the Towne East Mall. The cause of the fire was a sump pump in the elevator that shorted out. The most of the damage was to a storage area in the store. The Department had to ship a lot of clothing off due the smoke involved. The report also stated that citywide they will have at least 50,000 alarms this year and 70% of them will be medical.

CM Schlapp thanked Fire Station No. 09 for the report and applauded the fine work the Wichita Fire Department does for our community.

5. **CON2008-00040**

Dale Miller, Planning Department, provided information in reference to a City Conditional Use to allow ancillary parking on property zoned SF-5 Single-family Residential. The application area is the north 20 feet of Reserve B of The Fountains Second Addition located approximately 237 feet south of east Central Avenue, east of Dowell Street, and contains approximately 3,740 square feet. The site is zoned SF-5 Single-family Residential (“SF-5”), however the applicant is seeking a Conditional Use to permit “ancillary parking” for eight spaces to support a proposed retail center zoned LC Limited Commercial (“LC”) on the land located immediately north of the subject site. A site plan is attached for reference. The subject site is part of a much larger reserve that was platted in 1996. Use of the reserve is restricted to: drainage, sidewalks, utilities, landscaping, playground and/or recreational improvements; therefore a companion case to this conditional use application (VAC2008-00029) has been filed to remove the site from Reserve B and its use limitations. The Subdivision Committee is scheduled to hear the vacation request on September 18, 2008. If approved, the northern and most westerly end of Reserve B will be reduced from a width of approximately 46 feet to approximately 26 feet. At this location, there is a residential lot, developed with a home that abuts the reserve’s southern border.

An existing screening wall is located south of the proposed parking area, and the site plan proposes to retain the wall. Landscaping per code is also proposed. A dumpster, screened per code, is also shown within the application area. The site plan does not indicate if there will be light standards in the proposed parking area or if the lighting will be light packs attached to the building.

CASE HISTORY: The Fountains Second Addition was approved by the Wichita City Council on September 25, 1996.

ADJACENT ZONING AND LAND USE:

NORTH: LC Limited Commercial
SOUTH: SF-5 Single-family Residential
EAST: LC Limited Commercial
WEST: SF-5 Single-family Residential

Recommended Action: The **DAB** voted (9-0) in favor to **APPROVE** the request.

6. **ZON2008-00039**

Dale Miller, Planning Department presented information in reference to zoning request change from SF-5 Single-family (“SF-5”) Residential to NR Neighborhood Retail (“NR”).

The applicant is seeking NR Neighborhood Retail (“NR”) zoning for 1.42, unplatted acres. The site is zoned SF-5 Single-family Residential (“SF-5”), and developed with what appears

to be a vacant residence. The site has 174.3 feet of frontage along Harry Street and a long strip on its north side that extends behind the entire north side of the abutting western property.

Property to the east is zoned SF-5 and is developed as an electrical/utility substation. Further east of the site are single-family residences (built 2004 and 2007) and a vacant lot, all zoned SF-5. A tract that is partially developed with LC Limited Commercial (“LC”) subject to CUP (DP-265), and undeveloped LC property finishes out the development pattern located to the east, up to the Webb Road intersection with Harry Street. Properties located north of the site are zoned SF-5, and are part of a partially developed single-family residential subdivision; Crystal Creek Addition, recorded 8-20, 2003. Reserve C of the Crystal Creek Addition abuts the north side of the site. Properties located south of the site, across Harry Street, are developed as SF-5 zoned single-family residential subdivisions; Smithmoor 1st Addition, 9-23-1986 and the Huntcrest 2nd Addition, 10-22-1982. West of the site the abutting and adjacent properties have been rezoned to NR with a Protective Overlay (ZON2008-15, PO-211) and GO General Office (“GO”) with a PO (ZON2001-18, PO-94). Both PO’s provide use and design standards that are compatible to the established abutting and adjacent single-family residential neighborhoods. The development trend on the north side of Harry Street, between Rock and Webb Roads has been, and continues to be, a transition from residential uses to office and retail uses.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	SF-5	Single-family residences
EAST:	SF-5	Utility substation, single-family residences, vacant land
WEST:	NR, (GO)	Vacant single-family residence, church

Recommended Action: The **DAB** voted (9-0) in favor to **APPROVE** the request.

7. USD 259 BOND ISSUE BRIEFING

Connie Dietz, Board of Education and Sarah Olson, School Board Volunteer, presented information pertaining to USD 259 Bond Campaign.

Connie Dietz, stated that the new proposed Bond Campaign is designed to reduce class sizes and will address overcrowding and growth in key areas of our community. The plan will build 60 safe room storm shelters in instructional space additions. It supports the end to forced busing by providing equitable facilities in the AAA area. This plan will also upgrade technical education programs, renovate aging buildings, unsafe physical education fields, and athletic and fine arts facilities.

Connie also pointed out that the 2000 Bond Issue did not address all critical needs. The community committee that built the current plan identified these needs as most important for Wichita students right now. The need will intensify for new schools to accommodate growth in the Northeast and Southeast Wichita. The State will pay 25% of this bond is

passed on November 4th. Lastly, she stated that this campaign will produce smaller classes, make our children safer, and created economic vitality for the future of our community.

Sarah Olson, School Board Volunteer, stated that there is a major need for additional schools especially in Northeast and Southeast Wichita. She also spoke about the need for improved athletic facilities. She stated that a lot of kids are not necessarily focused on Algebra or English but sometimes sports create a hunger in a kid to do well in academics. She also stated that these facilities will be used throughout the day, not just for athletic events. If the bond is approved, we will still have the second lowest mill levy in the state of Kansas.

DAB Member, Max Weddle, applauded the District's Attorney for his presentation in regard to the relationship between a T.I.F. District financing and the School District. He stated that it was so good that he watched it twice.

DAB Member, Tim Goodpasture, stated that this is definitely a community development issue and if you want to see this community thrive and do well this is critical whether you have kids in the District or not.

DAB Member, Phillip Ryan, stated that the arguments are great and he is hopeful the message gets out to everyone.

DAB Member, Brian Carduff, stated that the passing of the bond is critical to keeping young professionals in Wichita and will draw individuals to our City also.

Chairman Joe Johnson, stated that there has been overwhelming growth over the last 10 years in Northeast and Southeast Wichita. This proposal will reduce the class size of our students.

CM Schlapp thanked the presenters for their time and commitment toward this project.

8. Consolidated Plan Priority Needs

Brad Snapp, Assistant Director, Housing Department presented information pertaining to the Consolidated Plan Priority Needs for the next five years.

Wichita is recognized as an "entitlement" city by the U.S. Department of Housing and Urban Development (HUD). This is based on a federal formula which looks at total population, the number of persons below the poverty level, the number of overcrowded housing units, the age of housing and the population growth lag.

As a result of our "entitlement" status, we receive annual allocations for the following programs based on the formula results and available funds: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); American Dream Downpayment Initiative (ADDI); and Emergency Shelter Grant Program (ESG). The amount of the allocations is determined by the budget adopted by Congress in any given year.

Analysis: In order to be eligible to receive CDBG, HOME, ADDI and ESG as an “entitlement” city, the City must have a five year Consolidated Plan. The current 2004-2008 Consolidated Plan will expire on June 30, 2009 and in order to continue to receive these funds, a new Plan must be approved by HUD and in place by then. The purpose of the plan to establish the community’s goals and provide a framework for evaluating funding requests. One of the required components of the plan is the establishment of community priority needs. In order to establish the priority needs, the City must seek input from a variety of stakeholders. Focus should be on areas of need which are eligible for federal funding. Because federal funds are being reduced every year, it is critical that the community priority needs be established, in order to provide guidance in funding decisions.

Financial Considerations: In the current year, just over \$4M was allocated to Wichita from all four sources.

Goal Impact: Expenditure of CDBG, HOME, ADDI and ESG funds have the potential to impact Safe & Secure Community, Economic Vitality & Affordable Living, Efficient Infrastructure, Quality of Life and Core Area & Neighborhoods goals.

Legal Considerations: HUD has established the criteria for development of the Consolidated Plan.

Recommended Action: Receive and file

With no further business, the meeting was adjourned at 8:35 p.m. The next DAB II Meeting will be October Nov. 3, 2008.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant

Guest

Connie Deitz
Sarah Olson
Ken Olson